



Sharpe Health School
4300 13th Street NW
Washington, DC

**Comprehensive Facility Condition Assessment
And Space Utilization Study
DCAM-12-NC-0158**

March 1, 2013

Submitted to:

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Sharpe Health School

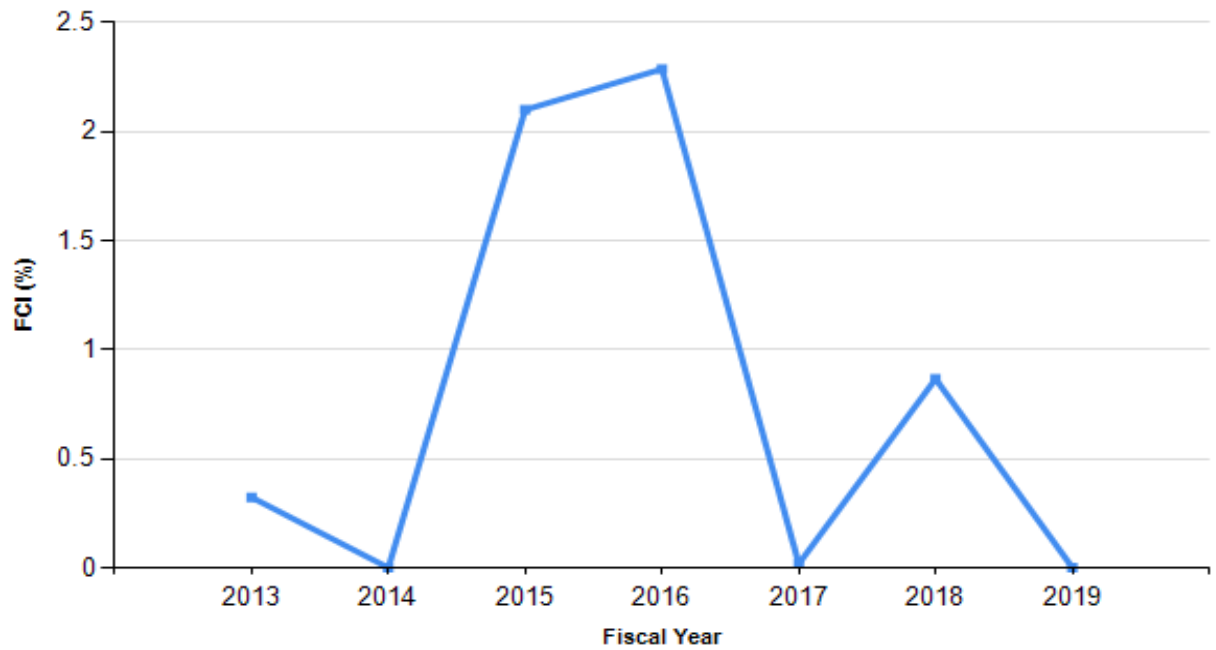
Date Assessed: 11/19/2012

Assessed By: Matt Brody, Russel Boothby

DCPS PCA Property Rollup



Facility Condition Index (FCI) by Year for Sharpe Health School



DCPS PCA Property Rollup



Capital Expenditures for Sharpe Health School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cos	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
							\$		0	1	2	3	4	5	6	
A. SUBSTRUCTURE																
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. SHELL																
B20	EXTERIOR ENCLOSURE															
B2021	Replace Exterior Windows	Poor	30	0	295.00	EACH	\$62.80	Deferred Maintenance	\$18,526							\$18,526
B2032	Replace Exterior Doors	Poor	30	0	50.00	EACH	\$1,400.00	Deferred Maintenance	\$70,000							\$70,000
B30	ROOFING															
B3011	Replace Built-Up Roofing system	Fair	20	3	29,114.00	SF	\$10.19	Capital Replacement				\$296,672				\$296,672
B. SHELL SUB-TOTALS									\$88,526	\$0	\$0	\$296,672	\$0	\$0	\$0	\$385,198
C. INTERIORS																
C30	INTERIOR FINISHES															
C3024	Replace Vinyl Tile Floor Finishes	Fair	18	2	8,500.00	SY	\$67.75	Capital Replacement			\$575,875					\$575,875
C3025	Replace Carpet	Fair	10	3	153.00	SY	\$45.74	Capital Replacement				\$6,998				\$6,998
C. INTERIORS SUB-TOTALS									\$0	\$0	\$575,875	\$6,998	\$0	\$0	\$0	\$582,873
D. SERVICES																
D20	PLUMBING															
D2011	Replace Floor Mounted Toilets	Good	35	3	37.00	EACH	\$1,455.00	Capital Replacement				\$53,835				\$53,835
D2012	Replace Wall Hung Urinals	Fair - Good	35	4	4.00	EACH	\$1,235.00	Capital Replacement					\$4,940			\$4,940
D2013	Replace Wall Hung Lavatory Sinks	Good	35	3	30.00	EACH	\$1,400.00	Capital Replacement				\$42,000				\$42,000
D2018	Replace Drinking Fountains	Good	20	5	5.00	EACH	\$2,545.00	Capital Replacement						\$12,725		\$12,725
D2022	Replace Domestic water heater	Good	15	5	100.00	GALS	\$60.00	Capital Replacement						\$6,000		\$6,000
D30	HVAC															
D3041	Replace Central Air Handling Units	Fair	25	3	50,000.00	CFM	\$3.00	Capital Replacement				\$150,000				\$150,000
D3044	Replace Circulation Pumps	Good	15	5	5.00	EACH	\$7,200.00	Capital Replacement						\$36,000		\$36,000
D3052	Replace Roof Top Package Units	Good	20	5	100.00	TON	\$1,600.00	Capital Replacement						\$160,000		\$160,000
D50	ELECTRICAL SYSTEMS															
D5022	Replace Building Exterior Light Fixtures	Fair - Good	20	5	20.00	EACH	\$709.32	Capital Replacement						\$14,186		\$14,186
D. SERVICES SUB-TOTALS									\$0	\$0	\$0	\$245,835	\$4,940	\$228,911	\$0	\$479,686
E. EQUIPMENT & FURNISHING																
E10	EQUIPMENT															
E1093	Replace Commercial Kitchen Equipment	Fair	25	3	1.00	LS	\$50,000.00	Capital Replacement				\$50,000				\$50,000
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$50,000
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G. BUILDING SITEWORK																
G20	SITE IMPROVEMENTS															
G2021	Seal Coat and strip Asphalt Pavement	Fair	5	3	2,566.00	SY	\$3.00	Capital Replacement				\$7,698				\$7,698
G2031	Replace Site concrete sidewalks	Fair	25	3	300.00	LF	\$33.13	Capital Replacement				\$9,939				\$9,939
G2041	Replace Site Fencing	Fair	15	5	200.00	LF	\$5.00	Capital Replacement						\$1,000		\$1,000
G2046	Replace Pool Equipment	Fair	15	3	1.00	LS	\$10,000.00	Capital Replacement				\$10,000				\$10,000
G2046	Replace Pool Lift	Fair	10	5	1.00	EACH	\$7,500.00	Capital Replacement						\$7,500		\$7,500
G. BUILDING SITEWORK SUB-TOTALS									\$0	\$0	\$0	\$27,637	\$0	\$8,500	\$0	\$36,137
Z. GENERAL																
Z. GENERAL SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
							Expenditure Totals per Year		\$88,526	\$0	\$575,875	\$627,142	\$4,940	\$237,411	\$0	\$1,533,894
							FCI† By Year		0.32%	0.00%	2.10%	2.29%	0.02%	0.87%	0.00%	

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
						CRV*** \$27,437,132										

Notes

* - EUL is the Estimated Useful Life of an Asset

** - RUL is the Remaining Useful Life of an Asset

*** - Non-Escalated and Non-Inflated Ajusted Dollars

† - FCI Formula (As Currently Programmed):

(Deferred Maintenance + Capital Renewal + Capital Replacement)/(Building Replacement Value)

DCPS PCA Property Rollup



Routine Maintenance Expenditures for Sharpe Health School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
							\$		0	1	2	3	4	5	6	
A. SUBSTRUCTURE																
A10	FOUNDATIONS															
A10	Inspect exterior foundation for cracks, leaks, plant intrusions	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect interior foundation for cracks or leaks	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
A20	BASEMENT CONSTRUCTION															
A20	Inspect for leaks, concrete damage spauling etc.	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
A. SUBSTRUCTURE SUB-TOTALS									\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,050
B. SHELL																
B10	SUPERSTRUCTURE															
B10	Inspect floors for leaks, beam displacement or deflection, etc.	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect roof for leaks, weathertight integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B20	EXTERIOR ENCLOSURE															
B2021	Inspect doors for breakage, seals and caulking, etc	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B2032	Annual Maint: Door, Emergency, Egress, Swinging - B2035 225 1950	Poor	1	0	1.00	Lump Sum	\$56.00	Routine Maint Minor Repairs	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$392
	Inspect doors for breakage, seals and caulking, etc	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B30	ROOFING															
B3011	Inspect roof hatches for operation, safety, leaks, and weathertight integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B3011	Inspect roof hatches for operation, safety, leaks, and weathertight integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B. SHELL SUB-TOTALS									\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$4,592
C. INTERIORS																
C10	INTERIOR CONSTRUCTION															
C10	Inspect doors for operation, damage, seals and alignment, etc	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect wall expansion joints for drywall cracks and settlement	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C30	INTERIOR FINISHES															
	Inspect for tile lift on flooring	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Element No.	Actions	Last Assigned	EUL * or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
C3024	Inspect walls, ceilings, and floors for malicious damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for worn and faded paint and wallcovering	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C3025	Inspect for tile lift on flooring	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for malicious damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for worn and faded paint and wallcovering	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C. INTERIORS SUB-TOTALS									\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$2,800
D. SERVICES																
D20	PLUMBING															
D2011	Annual Maint: Toilet, Vacuum Breaker Type - D2015 100 2950	Good	1	0	37.00	Per Fixture	\$16.55	Routine Maint Minor Repairs	\$612	\$612	\$612	\$612	\$612	\$612	\$612	\$4,286
	Inspect all fixtures for leaks and corosion	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2012	Annual Maint: Urinal - D2015 100 1950	Fair - Good	1	0	4.00	Per Fixture	\$16.55	Routine Maint Minor Repairs	\$66	\$66	\$66	\$66	\$66	\$66	\$66	\$463
	Inspect all fixtures for leaks and corosion	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2013	Inspect all fixtures for leaks and corosion	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2018	Annual Maint: Drinking Fountain - D2015 - 800 - 1950	Good	1	0	1.00	Lump Sum	\$60.00	Routine Maint Minor Repairs	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$420
	Inspect all fixtures for leaks and corosion	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2022	Inspect all fixtures for leaks and corosion	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D30	HVAC															

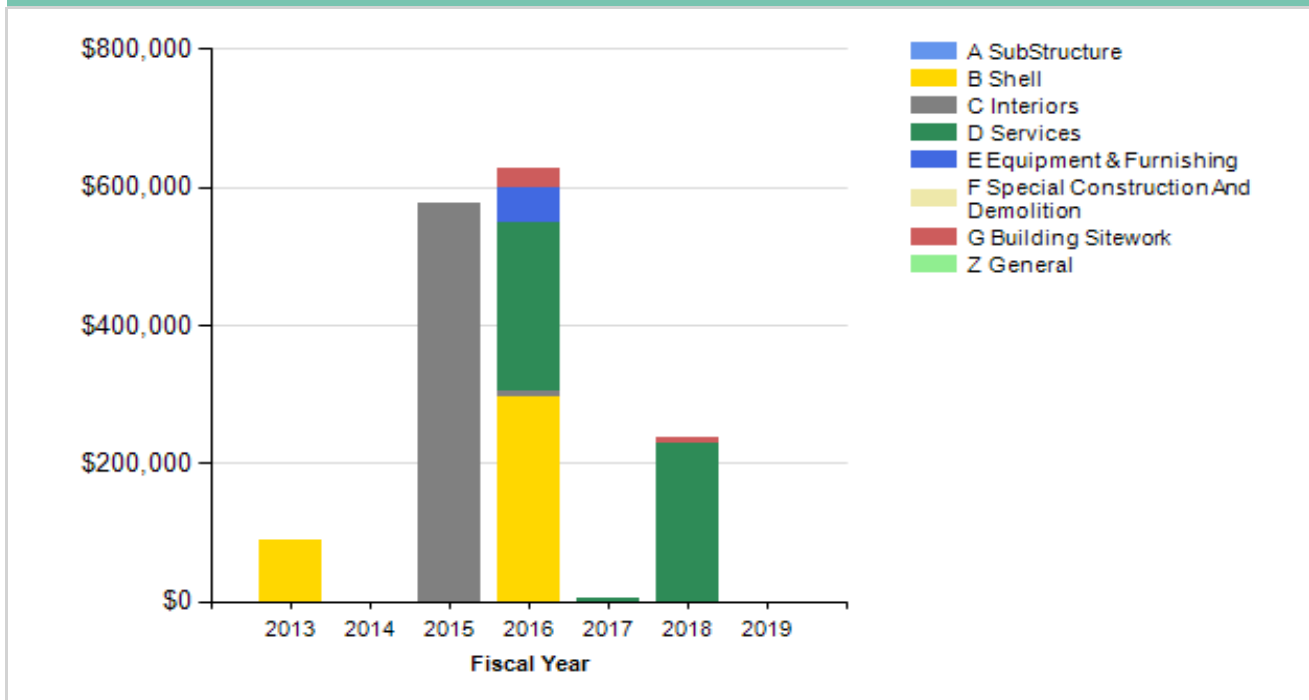
Element No.	Actions	Last Assigned	EUL * or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
D3021	Annual Maint: Boiler, Gas/OilElectric, to 1000 mbh - D3025 140 4950	Good	1	0	1.00	Lump Sum	\$1,900.00	Routine Maint Minor Repairs	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$13,300
	Inspect all compressors, pumps, and motors for operation and integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3031	Annual Maint: Chiller, reciprocating, water cooled, over 50 ton - D3035 130 2950	Fair	1	0	1.00	Lump Sum	\$1,025.00	Routine Maint Minor Repairs	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$7,175
	Inspect all compressors, pumps, and motors for operation and integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3041	Annual Maint: Air Hadler Unit, 3 to 24 ton - D3045 110 1950	Fair	1	0	1.00	Lump Sum	\$254.00	Routine Maint Minor Repairs	\$254	\$254	\$254	\$254	\$254	\$254	\$254	\$1,778
	Inspect all compressors, pumps, and motors for operation and integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3044	Annual Maint: Pump, Condensate Return - D3025 310 2950	Good	1	0	1.00	Lump Sum	\$141.00	Routine Maint Minor Repairs	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$987
	Inspect all compressors, pumps, and motors for operation and integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3052	Annual Maint: Package Unit, Water Cooled 3 ton to 24 ton - D3055 220 1950	Good	1	0	1.00	Lump Sum	\$254.00	Routine Maint Minor Repairs	\$254	\$254	\$254	\$254	\$254	\$254	\$254	\$1,778
	Inspect all compressors, pumps, and motors for operation and integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D50	ELECTRICAL SYSTEMS															
D5022	Annual Maint: Switchboard, Eletrical - D5015 210 1950	Fair - Good	1	0	1.00	Lump Sum	\$58.50	Routine Maint Minor Repairs	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$410
	Infrared Inspection of circuit breaker panels	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any security panel against factory published standards	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect functionality of emergency generating system	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect overall lighting adequacy	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Element No.	Actions	Last Assigned	EUL * or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
D5037	Annual Maint: Fire Alarm Annunciator Panel - D5035 710 1950	Good	1	0	1.00	Lump Sum	\$970.00	Routine Maint Minor Repairs	\$970	\$970	\$970	\$970	\$970	\$970	\$970	\$6,790
	Infrared Inspection of circuit breaker panels	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any security panel against factory published standards	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect functionality of emergency generating system	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect overall lighting adequacy	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D. SERVICES SUB-TOTALS									\$7,741	\$7,741	\$7,741	\$7,741	\$7,741	\$7,741	\$7,741	\$54,187
E. EQUIPMENT & FURNISHING																
E10	EQUIPMENT															
E1093	Annual Maint: Misc Food Service Equipment - E1095 334 1950	Fair	1	0	1.00	Lump Sum	\$2,740.00	Routine Maint Minor Repairs	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$19,180
	Ensure Government Entity certifies and provides paperwork	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect restaurant equipment for damage and integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure restaurant Ansul [Fire Hood] against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure restaurant venting equipment against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
E20	FURNISHINGS															
E20	Inspect for malicious damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$2,990	\$2,990	\$2,990	\$2,990	\$2,990	\$2,990	\$2,990	\$20,930
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G. BUILDING SITEWORK																
G20	SITE IMPROVEMENTS															
G2021	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2021	Inspect landscaping and hardscaping for damage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2031	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2046	Annual Maint: Swimming Pool - F1045 110 1950	Fair	1	0	1.00	Lump Sum	\$3,725.00	Routine Maint Minor Repairs	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$26,075
	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2046	Annual Maint: Swimming Pool - F1045 110 1950	Fair	1	0	1.00	Lump Sum	\$3,725.00	Routine Maint Minor Repairs	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$26,075
	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G30	SITE CIVIL/MECHANICAL UTILITIES															
G30	Inspect for signs of surface water, sink holes at utility path and sewage or natural gas odors, consider visual camera survey of sewer and drain lines, perform regular sewer waste drain cleaning and inspection	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G40	SITE ELECTRICAL UTILITIES															
G40	Inspect for visually for frayed or damaged wiring, sinkholes at transformers and underground wiring and perform infrared testing of distribution panels and switchgear	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G. BUILDING SITEWORK SUB-TOTALS									\$8,246	\$8,246	\$8,246	\$8,246	\$8,246	\$8,246	\$8,246	\$57,722
Z. GENERAL																
Z10	GENERAL REQUIREMENTS															
Z1010.1	Consider ACCESS CONTROL Upgrades. Refer to report for details.	Good	20	0	1.00	LS	\$274,752	Plant Adaptation	\$274,752							\$274,752
Z1010.2	Consider facility upgrades to improve accessibility. Refer to report for details.	Good	20	0	1.00	LS	\$5,797	Plant Adaptation	\$5,797							\$5,797
Z1010.3	Consider FIRE PROTECTION Upgrades. Refer to report for details.	Good	20	0	1.00	LS	\$596,862	Plant Adaptation	\$596,862							\$596,862
Z1010.4	Consider Installing Green Roof on all flat roof sections. Refer to report for details.	Fair	20	0	\$77,788	SF	\$12.22	Plant Adaptation	\$950,569							\$950,569
Z1010.5	Consider HAZMAT programmatic improvments. Refer to the report for details.	Good	20	0	1.00	LS	\$1,000	Plant Adaptation	\$1,000							\$1,000
Z1010.6	Consider Facility improvements to achieve LEED Silver Certification. Refer to report for details.	Good	20	0	1.00	LS	\$61,244	Plant Adaptation	\$61,244							\$61,244
Z1010.7	Consider SAFETY and SECURITY Upgrades. Refer to report for details.	Good	20	0	1.00	LS	\$150,732	Plant Adaptation	\$150,732							\$150,732
Z. GENERAL SUB-TOTALS									\$2,040,956	\$0	\$0	\$0	\$0	\$0	\$0	\$2,040,956
							Expenditure Totals per Year	\$2,061,139	\$20,183	\$20,183	\$20,183	\$20,183	\$20,183	\$20,183	\$20,183	\$2,182,238
							CRV*** \$27,437,132									

DCPS PCA Property Rollup

Capital Expenditure Costing By Level 1 Unifmat by Year for Sharpe Health School



DCPS PCA Property Rollup



Access Control Questionnaire for Sharpe Health School

Access Control		Yes/ No	Comments
1	Does the facility have a key card proximity entry system?	No	
2	Are all windows at grade level locked or fixed at all times (to prevent passing of contraband into the facility)?	Yes	
3	There is one clearly marked and designated entrance for visitors?	No	Main entrance is not clearly marked and difficult to find.
4	Signs are posted for visitors to report to main office or through a designated entrance?	Yes	
6	Access to bus loading area is restricted to other vehicles during loading/unloading?	Yes	
7	Lighting is provided at entrances and points of possible intrusion?	Yes	
8	Outside hardware has been removed from all doors except at points of entry?	No	
9	Basement windows are protected with grill or well cover?	Yes	
10	"Restricted" areas are properly identified?	No	
11	Access to electrical panels is restricted?	Yes	
12	Are there control gates to separate gym, cafeteria, stage, lobby and restrooms from rest of school and classrooms during after hours without changing means of egress?	No	
13	Are all perimeter doors equipped with recessed magnetic contact – door position door sensors?	No	A few exterior doors have do have sensors but not all.
14	Are interior doors with specific vulnerability equipped with door position monitoring sensors?	No	

DCPS PCA Property Rollup



ADA Questionnaire for Sharpe Health School

Parking

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Adequate number of designated parking stalls and signage for cars are not provided?	0	\$165.00	EACH	\$0
Adequate number of designated parking stalls and signage for vans are not provided?	1	\$220.00	EACH	\$220
Signage indicating accessible parking spaces for cars and vans are not provided? 1 IN EVERY 8 ACCESSIBLE SPACES SHOULD BE DESIGNATED FOR A VAN WITH A MINIMUM OF ONE PROVIDED.	1	\$120.00	EACH	\$120
Access aisles adjacent to parking spaces, crossing hazardous vehicle areas, from main roadways or public transportation stops to the building sidewalks and entrances are not provided?	1	\$6.50	LF	\$7
Curb ramps are required from the parking area to the sidewalks providing access to the building?	0	\$950.00	EACH	\$0
Passenger drop off areas are not provided at the building entrances or access routes? Drop off area is for shuttle service, etc. Individual cars and vans use the HC space. Limit use to enclosed malls and properties with known needs.	0		EACH	
Signage directing to accessible parking or accessible building entrances to the facility are not provided? Use when main entrance is not accessible and directions are required to alternate entrance.	0	\$120.00	EACH	\$0
Comments: There are 2 HC spaces with aisle. One van space with aisle is needed				
Parking Estimated Cost:				\$347

Ramps

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
The building requires the construction of a straight entrance ramp with handrails to allow wheelchair access? limit assessment to cases where the barrier is three steps or less (30" rise) and provide cost. Otherwise note only in checklist "consult a design professional".	0	\$325.00	LF	\$0
Existing exterior ramps and stairs are not equipped with the required handrails?	0	\$40.00	LF	\$0
Comments: Ramps are adequate.				
Ramps Estimated Cost:				\$0

Entrances/Exits

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Install buzzer or intercom for assistance and service at exterior entrance doors or parking space?	0	\$500.00	EACH	\$0

ADA Questionnaire for Sharpe Health School

Existing entrance doors are not wide enough to accommodate wheelchair access and clear floor space beside the door swing is lacking?	0	\$1,250.00	EACH	\$0
Vestibule doors are set too close to the front doors for wheelchair access?	0	\$2,250.00	EACH	\$0
Lever action hardware is not provided at all accessible locations?	15	\$65.00	EACH	\$975
Comments: Entrance meets UFAS. Many interior doors without lever hardware.				
Entrances/Exits Estimated Cost:				\$975

Paths of Travel

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Obstacle or protrusion from wall impeding access? Describe condition, location, and repair scope to correct.	0			
Existing carpeting is not securely attached or has a pile thickness exceeding 1/2"?	0		SY	
Stair handrails do not extend beyond the top and bottom risers?	0	\$350.00	EACH	\$0
Compliant signage indicating accessible entrances and general information is not provided?	0	\$60.00	EACH	\$0
Stair handrails do not extend beyond the top and bottom risers?	0	\$125.00	EACH	\$0
Modify location of telephones installed higher than what is essential for basic operation?	0	\$400.00	EACH	\$0
Lower objects mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles? Watercoolers and telephones may be an issue if they are wall mounted above 27". ADAAG intent is to enable the cane of a blind person to detect the object before bumping into it.	0		EACH	
Add visual alarm to existing audible fire alarm? Only if audible alarm is present, required by building codes in affect when constructed.	0	\$250.00	EACH	\$0
Install cup dispenser at an existing non-conforming water fountain?	0	\$25.00	EACH	\$0
Comments: Hallways are 60" wide providing for two wheelchairs to pass. Handrails also in hallways.				
Paths of Travel Estimated Cost:				\$0

Elevators

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Elevator control panel and hall buttons are mounted higher than 54" above the floor?	0	\$6,000.00	EACH	\$0
Raised elevator markings at control panel and hall buttons are not provided in Braille and Standard Alphabet?	0	\$350.00	EACH	\$0
Audible signals are not provided at floor level changes or elevator lobbies indicating car arrival?	0	\$400.00	EACH	\$0
Add visual alarm to existing audible fire alarm?	0	\$250.00	EACH	\$0
Safety stops not installed in elevator doors?	0	\$6,000.00	EACH	\$0
Elevator communication equipment not set up for speech impaired communication?	0	\$2,600.00		\$0

ADA Questionnaire for Sharpe Health School

Comments:

Not applicable.

Elevators Estimated Cost:**\$0****Restrooms**

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Existing restroom doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking?	0	\$1,250.00	EACH	\$0
Lever action hardware is not provided at all accessible locations?	15	\$65.00	EACH	\$975
Install grab bars in accessible stalls at 36" above the floor?	4	\$325.00	EACH	\$1,300
Modify existing toilet room accessories and mirrors?	4	\$200.00	EACH	\$800
Modify existing lavatory faucets to paddle type faucets?	4	\$300.00	EACH	\$1,200
Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces?	4	\$50.00	EACH	\$200
Add pull station alarm in unisex bathroom?	0	\$500.00	EACH	\$0
Comments: None of the restrooms meet UFAS. Modify spaces 95/195 and 136/139				
Restrooms Estimated Cost:				\$4,475

Total Estimated Cost:**\$5,797**

DCPS PCA Property Rollup



Fire Protection Questionnaire for Sharpe Health School

Sprinkler and Suppression		Yes/ No	Comments
1	Does the facility have a fire sprinkler system?	No	Only a limited system in the cafeteria and
2	Does the facility have wall mounted fire extinguishers?	Yes	
3	Does the kitchen and cooking area have hood vent mounted fire suppression systems?	Yes	
4	Does combustion equipment have dedicated fire sprinkler system e.g. boilers, hot water heater?	No	

Inspection		Yes/ No	Comments
1	Are current fire protection system inspections up to date and onsite?	Yes	Requested a copy but was never provided with a inspection report. Last inspection in
2	A record of Fire Inspection by the local or state Fire Officer is maintained?	Yes	Was not shown the inspection book but was told they maintained one. Requested to see it
3	Exit signs are clearly visible and pointing in the correct direction?	Yes	

Alarm and Annunciators		Yes/ No	Comments
1	Does the facility have monitored fire alarm system?	Yes	
2	Is the fire alarm control panel solid-state, modular design type, incorporating the following standard features: lamp test, red alarm and amber LEDs per zone, positive and negative ground fault indicators, power ON indicator, two (2) auxiliary form C alarm contacts with disconnect switches and lights, one (1) auxiliary form C trouble contact, regulated 24Vdc four-wire smoke detector power supply, and remote reset connection?	Yes	Panel could use updating.
3	Is the power supply to the fire alarm control panel from an individual circuit?	Yes	
4	Does the activation of any initiating device including but not limited to manual pull stations, smoke detectors, heat detectors and flow switches shall cause all signals to sound continuously until manually reset; flash all visual alarm indicator lights; illuminate respective zone indicator lamps in the control panel; illuminate respective zone indicator lamps in the graphic display on the door of the control panel; and illuminate respective zone indicator lamps in the remote annunciator?	Yes	
5	Are the audible and visual devices such as combination horn/strobe indicating type wired to separate zones so that audible devices correctly provide code three temporal output and visual devices correctly provide ADA compliant strobe effect?	Yes	

Fire Protection Questionnaire for Sharpe Health School

6	Is the fire alarm wiring enclosed in ¾" metal conduit raceway to the manufacturer's instructions?	No	
7	Is there a smoke detector directly above the fire alarm control panel?	No	
8	Are there smoke detectors within 5'-0" on each side of the fire doors? Are detectors tied into magnetic door holders to release fire doors upon alarm?	No	
9	Are there duct-type smoke detectors on the supply side of HVAC units rated greater than 2000 cfm but less than 15,000 cfm?	No	
10	Are there duct-type smoke detectors on both the supply side and return side of the HVAC units rated 15,000 cfm or more?	No	
11	Are there duct-type smoke detectors at all smoke damper locations within the HVAC system ductwork? Is there additional wiring to close the damper and turn off the associated HVAC unit?	No	

DCPS PCA Property Rollup



Green Roof Questionnaire for Sharpe Health School

Green Roof-1 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Z1010.4 Green Roof	77788 SF	\$12.22	\$950,569.36
Location			
Is the roof a sloped system?			
Is the roof less than 5 years in age?			
Does the roof have significant amounts of penetration and equipment?			
Will structural modification need to be made to support a green roof?			
Comments			

DCPS PCA Property Rollup



Haz Mat Questionnaire for Sharpe Health School

Asbestos Containing Building Materials		Yes/ No	Comments
1	Does the facility have a current AHERA Asbestos Inspection on File?	Yes	Was shown the report and O&M plan.
2	Does the facility currently have a Asbestos Containing material O&M plan in place?	Yes	
3	Has all the material identified in the AHERA report been abated?	No	30 to 40% on the floor tiles are 9x9 VAT.

Lead in Paint / Water		Yes/ No	Comments
1	Has the facility been tested for Lead Paint?	Yes	I was told LBP testing was performed but
2	Does the facility have a Lead containing paint O&M plan in place?	No	
3	Has all the lead identified in the LBP report been abated?	N/A	Do not know. No records provided.
4	Has the facility been tested for Lead in Water?	N/A	No records provided
5	Does the facility have a Lead in water O&M plan in place?	No	

Fuel Storage Tanks		Yes/ No	Comments
1	Does the facility have a UST?	No	Boiler system is natural gas.
2	Does the tank have a leak detection system?	N/A	
3	Does the facility have a AST?	No	Facility does not have a generator.
4	Does the AST have a leak containment system?	N/A	

PCBs		Yes/ No	Comments
1	Are transformers PCBs free?	N/A	
2	Is there any known PCB containing equipment onsite?	No	

DCPS PCA Property Rollup



LEED Scoresheet for Sharpe Health School Sustainable Sites

Possible Points: 26
Existing

Credit 1	Is the school LEED Certified Design and Construction? Level of Effort to Achieve:	No	0
Credit 2	Does the facility have a Building Exterior and Hardscape Management Plan? Level of Effort to Achieve:	No	0
Credit 3	Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan? Level of Effort to Achieve:	No	0
Credit 4	Does the facility provide car pooling or Alternative Commuting Transportation options or incentives? Level of Effort to Achieve:	No	0
Credit 5	Does the way the site is developed Protect or Restore Open Habitat? Level of Effort to Achieve:	No	0
Credit 6	Does the facility have retention ponds rain gardens to control the quantity of Storm water? Level of Effort to Achieve:	No	0
Credit 7.1	Does the facility have non asphalt / macadam based paving such as light colored pavers or concrete? Level of Effort to Achieve:	No	0
Credit 7.2	Does the facility have a cool roof (white or light color roof surface) ?	Yes	1
Credit 8	Are measures installed preventing operable exterior lighting from encroaching on adjacent properties? Level of Effort to Achieve:	No	0
Total:			1

Water Efficiency

Possible Points: 14
Existing

Prereq 1	The facility has a Minimum Indoor Plumbing Fixture and Fitting Level of Effort to Achieve:	No	
Credit 1	Does the facility have a water meter for the whole building?	Yes	1
Credit 1	Does the facility have sub meters for boiler water, cooling tower water, irrigation water, fire sprinkler? Level of Effort to Achieve:	No	0
Credit 2	Are all of the plumbing fixtures at the facility non-water saving devices? Level of Effort to Achieve:	No	0
	Are some of the plumbing fixture at the facility are non-water saving devices (10-25%)? Level of Effort to Achieve:	No	0
	Are all of the plumbing fixture at the facility water saving devices (100%)? Level of Effort to Achieve:	No	0
Credit 3	Does the school use native planting that does not require irrigation? Level of Effort to Achieve:	No	0
	Does the school have an irrigation system with a rain gauge and time system?	No	0

LEED Scoresheet for Sharpe Health School

	Level of Effort to Achieve:		
	Does the school hand water on an as needed basis?	Yes	1
Credit 4	Does the Cooling Tower utilize a Chemical Management System?	No	0
	Level of Effort to Achieve:		
	Does the Cooling Tower utilize a Non-Potable Water Source (not public drinking water system)?	No	0
	Level of Effort to Achieve:		
Total:			2

Energy and Atmosphere

Possible Points: 35

Existing

Prereq 1	Does the school have an Energy Efficiency Best Management Practices	No	
	Level of Effort to Achieve:		
Prereq 2	Has an energy audit been performed and were ECMs implemented to	N/A	
Prereq 3	Does the school have a Fundamental Refrigerant Management program?	No	
	Level of Effort to Achieve:		
Credit 1	Is it feasible for the facility to achieve an EnergyStar rating of 71 or higher?	No	0
	Level of Effort to Achieve:		
Credit 2.1	Have building lighting and HVAC systems been Investigated and Analyzed for retro Commissioning?	No	0
	Level of Effort to Achieve:		
Credit 2.2	Has the school performed retro Commissioning of the building lighting and HVAC systems?	No	0
	Level of Effort to Achieve:		
Credit 2.3	Is the school performing ongoing Commissioning of the building lighting and HVAC systems?	No	0
	Level of Effort to Achieve:		
Credit 3.1	Does the school have a HVAC or Lighting —Building Automation System?	No	0
	Level of Effort to Achieve:		
Credit 3.2	Are the HVAC and lighting systems individually metered at 40%?	No	0
	Level of Effort to Achieve:		
	Are the HVAC and lighting systems individually metered at 80% ?	No	0
	Level of Effort to Achieve:		
Credit 4	Does the school use on-site or off-site renewable energy?	No	0
	Level of Effort to Achieve:		
Credit 5	Does the school have an Enhanced Refrigerant Management?	No	0
	Level of Effort to Achieve:		
Credit 6	Does the school have an Emissions Reduction Reporting program?	No	0
	Level of Effort to Achieve:		
Total:			0

Materials and Resources

Possible Points: 10

Existing

Prereq 1	Does the school have a Sustainable Purchasing Policy?	No	
	Level of Effort to Achieve:		
Prereq 2	Does the school have a Solid Waste Management Policy?	No	
	Level of Effort to Achieve:		

LEED Scoresheet for Sharpe Health School			
Credit 1	Does the school have a Sustainable Purchasing program for Ongoing Consumables? Level of Effort to Achieve:	No	0
Credit 2.1	Is a Sustainable Purchasing policy used for purchasing at least 40% of Electric-Powered Equipment? Level of Effort to Achieve:	No	0
Credit 2.2	Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture? Level of Effort to Achieve:	No	0
Credit 3	Is a Sustainable Purchasing policy used when making Facility Alterations and Additions? Level of Effort to Achieve:	No	0
Credit 4	Is a Sustainable Purchasing policy used to reduce Mercury content in Lamps purchased? Level of Effort to Achieve:	No	0
Credit 5	Is a Sustainable Purchasing policy used when making Food purchases at the school? Level of Effort to Achieve:	No	0
Credit 6	Has the school performed a Waste Stream Audit? Level of Effort to Achieve:	No	0
Credit 7	Has the school implemented a policy to reduce the quantity Ongoing Consumables going into landfills? Level of Effort to Achieve:	No	0
Credit 8	Has the school implemented a policy to reduce the quantity durable goods (furniture, equipment) going into landfills? Level of Effort to Achieve:	No	0
Credit 9	Does the school recycle building materials during construction which prevents material going to landfill? Level of Effort to Achieve:	No	0
Total:			0

Indoor Environmental Quality		Possible Points: 15 Existing	
Prereq 1	Has the school performed a Minimum Indoor Air Quality (IAQ) Level of Effort to Achieve:	No	
Prereq 2	Is the facility and surrounding area smoke free - Environmental Tobacco	Yes	
Prereq 3	Does the school have a Green Cleaning Policy? Level of Effort to Achieve:	No	
Credit 1.1	Does the school have an Indoor Air Quality Management Program? Level of Effort to Achieve:	No	0
Credit 1.2	Does the school have Outdoor Air Delivery Monitoring? Level of Effort to Achieve:	No	0
Credit 1.3	Has the school modified the HVAC systems to allow Increased Ventilation? Level of Effort to Achieve:	No	0
Credit 1.4	Does the school have a plan to Reduce Particulates in Air Distribution? Level of Effort to Achieve:	No	0
Credit 1.5	Does the school have a policy to enhance IAQ performance during Facility Alterations and Additions? Level of Effort to Achieve:	No	0

LEED Scoresheet for Sharpe Health School

Credit 2.1	Has the school performed an Occupant Survey for IAQ?	No	0
	Level of Effort to Achieve:		
Credit 2.2	Does the school allow for the Controllability of Systems—Lighting by occupants?	No	0
	Level of Effort to Achieve:		
Credit 2.3	Does the school allow for the Occupant Comfort—Thermal Comfort Monitoring?	No	0
	Level of Effort to Achieve:		
Credit 2.4	Does the school take advantage of Daylight and Views for tenant comfort?	Yes	1
Credit 3.1	Does the school have a High Performance Cleaning Program?	No	0
	Level of Effort to Achieve:		
Credit 3.2	Does the school have a Custodial Effectiveness Assessment?	No	0
	Level of Effort to Achieve:		
Credit 3.3	Does the school Purchase Sustainable Cleaning Products and Materials ?	No	0
	Level of Effort to Achieve:		
Credit 3.4	Does the school use Sustainable Cleaning Equipment?	No	0
	Level of Effort to Achieve:		
Credit 3.5	Does the school have Indoor Chemical and Pollutant Source Control?	No	0
	Level of Effort to Achieve:		
Credit 3.6	Does the school have an Indoor Integrated Pest Management?	No	0
	Level of Effort to Achieve:		
Total:			1

Innovation in Operations

Possible Points: 6
Existing

Credit 1.1	Does the school have an Innovation in Operations program?	No	0
	Level of Effort to Achieve:		
Credit 2	Does the school have a LEED Accredited Professional on staff?	No	0
	Level of Effort to Achieve:		
Credit 3	Is the school Documenting Sustainable Building Cost Impacts?	No	0
	Level of Effort to Achieve:		
Total:			0

Certified 40 to 49 points ● Silver 50 to 59 points ● Gold 60 to 79 points ● Platinum 80 to 110 points

Total: 4

36 Points to LEED Certification

DCPS PCA Property Rollup



Safety-Security Questionnaire for Sharpe Health School

Communication		Yes/ No	Comments
1	Do all areas of the school, including bathrooms, hallways, and offices, have the ability to receive an announcement via the P.A. System?	No	
2	Do all areas of the school have the ability to privately call the main office or for emergency?	No	
3	Does the general office, principal's office, assistant principal's office have CCTV receptacles?	Yes	
4	Is there an automated notification system to lockdown the building envelope at all exits including service doors and loading docks or all classrooms as necessary?	No	

Monitoring		Yes/ No	Comments
1	Does the facility have a monitored burglar alarm system?	Yes	System is monitored through DCPS.
2	Are all classrooms and all other rooms that are grade-accessible will be equipped with motion detectors?	Yes	
3	Are all general corridor or lobby areas plus rooms with specific vulnerability (e.g., main office, principal's office, library, computer rooms, etc.) equipped with motion detectors?	Yes	
4	Is the main office and one or more additional locations(s) accessed by designated staff equipped with IDS arm/disarm keypads?	No	
5	Are alarm monitoring and response performed by DCPS via their existing central alarm monitoring facility via either dial-up telephone lines or LAN/WAN?	Yes	

Surveillance		Yes/ No	Comments
1	Is there a video surveillance system that provides general surveillance of the site, common areas and building entry and exit points?	Yes	
2	Does the facility have monitored video surveillance system at the interior?	Yes	
3	Does the facility have monitored video surveillance system at the exterior?	Yes	

Exterior Entry/Egress		Yes/ No	Comments
1	Does the facility have exterior door hardware that allows controlled access to the building?		
2	Does the facility have exterior card access readers that allow controlled access to the building?		
3	Does the facility have allow occupants a quick, unimpeded egress from the building?		

Safety-Security Questionnaire for Sharpe Health School

Interior Entry/Egress		Yes/ No	Comments
1	Does the facility have interior door hardware that allows controlled access to classrooms?		
2	Does the facility have interior card access readers that allow controlled access within the building?		

Interior Entry/Egress		Yes/ No	Comments
1	Does the facility have Magnetometers that monitor for the entry of "unwanted items" into the building?		
2	Does the facility have equipment that allows announcements to be made during large gatherings?		

DCPS PCA Property Rollup



Space Utilization for Sharpe Health School

Entire School Comments [From Pathways 2012 Data]	
2003 Capacity: NA	Proposed Capacity (2012): 90
Bldg SF: 1,932,000	SF per Student: 21,466.56
Rationale: Bridges Charter Co-location	

TBD

Room [From Pathways]	Design ID [From Pathways]	Room Type [From Pathways]	Program Occupancy [From Pathways]	Design Occupancy [From Pathways]	Space (SQF) (Design) [From Pathways]	Space (SQF) (Actual) [From iPlan]	Comments [From Pathways]
119	119	High/MidOther	0	20	850	992	Comp Lab
128/129	128/129	High/MidOther	0	20	850	1,216	Art and music
133	133	Special Ed 6	6	6	850	768	
152	152	High/MidOther1	0	0	850	1,302	Life Skills Lab
209	149	Special Ed 6	6	6	850	728	
210	140	Special Ed 6	6	6	850	728	
211	148	Special Ed 6	6	6	850	756	
212	141	Special Ed 6	6	6	850	728	
214	147	Special Ed 6	6	6	850	756	
215	145	Special Ed 6	6	6	850	520	
216	144	Special Ed 6	6	6	850	520	
23	23	Special Ed 6	6	6	850	961	
26	26	Special Ed 6	6	6	850	961	
29	29	Special Ed 6	6	6	850	961	
33	33	Special Ed 6	6	6	850	736	
36	36	Special Ed 6	6	6	850	736	
39	39	Special Ed 6	6	6	850	736	
41/54	41/54	PT/OT	0	0	400	1,309	
62	62	High/MidOther	0	20	850	713	Bridges Charter - Co-location
65	65	High/MidOther	0	20	850	713	Bridges Charter - Co-location
73	73	High/MidOther	0	20	850	576	Bridges Charter - Co-location
77	77	High/MidOther	0	20	850	713	Bridges Charter - Co-location
80	80	High/MidOther	0	20	850	713	Bridges Charter - Co-location
86	86	Special Ed 6	6	6	850	682	
Floor Totals:			90	230		19,524	
Property Totals:			90	230		19,524	

DCPS PCA Property Rollup



Uniformat Level 2 Asset Condition Rating For Sharpe Health School

		2012 iPlan Scoring			
Condition	Score		From	To	Rating
Good	10	100%	0%	20%	Good
Fair-Good	8	80%	20%	40%	Fair
Fair	6	60%	40%	60%	Poor
Poor-Fair	4	40%	60%	80%	Poor
Poor	2	20%	80%	100%	Unsatisfactory

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
A10 Foundations														
Capital Replacement	Fair	A10 Foundations	Foundations	80,500.00	SF	11.60	933,800.00	6	10.00	100%	6.00	10.00		
A10 Foundations							933,800.00	6			6.00	10.00	40%	Fair
A20 Basement Construction														
Capital Replacement	Fair	A20 Basement Construction	Basement Construction	80,500.00	SF	8.90	716,450.00	6	10.00	100%	6.00	10.00		
A20 Basement Construction							716,450.00	6			6.00	10.00	40%	Fair
B10 SuperStructure														
Capital Replacement	Fair	B10 SuperStructure	SuperStructure	80,500.00	SF	13.40	1,078,700.00	6	10.00	100%	6.00	10.00		
B10 SuperStructure							1,078,700.00	6			6.00	10.00	40%	Fair
B20 Exterior Enclosure														
Deferred Maintenance	Poor	B20 Exterior Enclosure	Exterior Doors	50.00	EACH	1,400.00	70,000.00	2	10.00	79%	1.58	7.91		
Deferred Maintenance	Poor	B20 Exterior Enclosure	Exterior Windows	295.00	EACH	62.80	18,526.00	2	10.00	21%	0.42	2.09		
B20 Exterior Enclosure							88,526.00	4			2.00	10.00	80%	Poor
B30 Roofing														
Capital Replacement	Good	B30 Roofing	TPO Roofing system	48,674.00	SF	12.22	594,796.28	10	10.00	67%	6.67	6.67		
Capital Replacement	Fair	B30 Roofing	Built-Up Roofing system	29,114.00	SF	10.19	296,671.66	6	10.00	33%	2.00	3.33		
B30 Roofing							891,467.94	16			8.67	10.00	13%	Good
C10 Interior Construction														
Capital Replacement	Fair	C10 Interior Construction	Interior Construction	80,500.00	SF	11.46	922,530.00	6	10.00	100%	6.00	10.00		
C10 Interior Construction							922,530.00	6			6.00	10.00	40%	Fair
C30 Interior Finishes														
Capital Replacement	Fair	C30 Interior Finishes	Carpet	153.00	SY	45.74	6,998.22	6	10.00	1%	0.07	0.12		
Capital Replacement	Fair	C30 Interior Finishes	Vinyl Tile Floor Finishes	8,500.00	SY	67.75	575,875.00	6	10.00	99%	5.93	9.88		
C30 Interior Finishes							582,873.22	12			6.00	10.00	40%	Fair
D20 Plumbing														
Capital Replacement	Good	D20 Plumbing	Drinking Fountains	5.00	EACH	2,545.00	12,725.00	10	10.00	11%	1.06	1.06		
Capital Replacement	Good	D20 Plumbing	Floor Mounted Toilets	37.00	EACH	1,455.00	53,835.00	10	10.00	45%	4.51	4.51		
Capital Replacement	Good	D20 Plumbing	Domestic water heater	100.00	GALS	60.00	6,000.00	10	10.00	5%	0.50	0.50		
Capital Replacement	Fair - Good	D20 Plumbing	Wall Hung Urinals	4.00	EACH	1,235.00	4,940.00	8	10.00	4%	0.33	0.41		
Capital Replacement	Good	D20 Plumbing	Wall Hung Lavatory Sinks	30.00	EACH	1,400.00	42,000.00	10	10.00	35%	3.51	3.51		
D20 Plumbing							119,500.00	48			9.92	10.00	1%	Good
D30 HVAC														
Capital Replacement	Fair	D30 HVAC	Central Air Handling Units	50,000.00	CFM	3.00	150,000.00	6	10.00	23%	1.39	2.32		
Capital Replacement	Good	D30 HVAC	Roof Top Package Units	100.00	TON	1,600.00	160,000.00	10	10.00	25%	2.47	2.47		
Capital Replacement	Good	D30 HVAC	Heating Boilers	9,000.00	MBH	21.97	197,730.00	10	10.00	31%	3.06	3.06		
Capital Replacement	Good	D30 HVAC	Circulation Pumps	5.00	EACH	7,200.00	36,000.00	10	10.00	6%	0.56	0.56		
Capital Replacement	Fair	D30 HVAC	Water-Cooled Chillers	150.00	TON	685.00	102,750.00	6	10.00	16%	0.95	1.59		
D30 HVAC							646,480.00	42			8.44	10.00	16%	Good
D50 Electrical Systems														
Capital Replacement	Fair - Good	D50 Electrical Systems	Building Exterior Light Fixtures	20.00	EACH	709.32	14,186.40	8	10.00	77%	6.13	7.66		
Capital Replacement	Good	D50 Electrical Systems	Fire Alarm Panel	1.00	EACH	4,329.47	4,329.47	10	10.00	23%	2.34	2.34		
D50 Electrical Systems							18,515.87	18			8.47	10.00	15%	Good
E10 Equipment														
Capital Replacement	Fair	E10 Equipment	Commercial Kitchen Equipment	1.00	LS	50,000.00	50,000.00	6	10.00	100%	6.00	10.00		
E10 Equipment							50,000.00	6			6.00	10.00	40%	Fair
E20 Furnishings														

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
Capital Replacement	Fair	E20 Furnishings	Furnishings	80,500.00	SF	0.13	10,465.00	6	10.00	100%	6.00	10.00		
E20 Furnishings							10,465.00	6			6.00	10.00	40%	Fair
G20 Site Improvements														
Capital Replacement	Fair	G20 Site Improvements	Pool Equipment	1.00	LS	10,000.00	10,000.00	6	10.00	15%	0.90	1.49		
Capital Replacement	Fair	G20 Site Improvements	Pool Lift	1.00	EACH	7,500.00	7,500.00	6	10.00	11%	0.67	1.12		
Capital Replacement	Fair	G20 Site Improvements	Site Fencing	200.00	LF	5.00	1,000.00	6	10.00	1%	0.09	0.15		
Capital Replacement	Fair	G20 Site Improvements	Site concrete sidewalks	300.00	LF	33.13	9,939.00	6	10.00	15%	0.89	1.49		
Capital Replacement	Fair	G20 Site Improvements	Seal Coat and strip Asphalt Pavement	2,566.00	SY	3.00	7,698.00	6	10.00	12%	0.69	1.15		
Capital Replacement	Good	G20 Site Improvements	Overlay Asphalt Pavement	2,566.00	SY	12.00	30,792.00	10	10.00	46%	4.60	4.60		
G20 Site Improvements							66,929.00	40			7.84	10.00	22%	Fair
G30 Site Civil/Mechanical Utilities														
Capital Replacement	Fair	G30 Site Civil/Mechanical Utilities	Site Civil/Mechanical Utilities	80,500.00	SF	0.56	45,080.00	6	10.00	100%	6.00	10.00		
G30 Site Civil/Mechanical Utilities							45,080.00	6			6.00	10.00	40%	Fair
G40 Site Electrical Utilities														
Capital Replacement	Fair	G40 Site Electrical Utilities	Site Electrical Utilities	80,500.00	SF	0.89	71,645.00	6	10.00	100%	6.00	10.00		
G40 Site Electrical Utilities							71,645.00	6			6.00	10.00	40%	Fair
Z10 General Requirements														
Plant Adaptation	Good	Z10 General Requirements	Z1010.3 Consider: Fire Protection	1.00	LS	596,862.00	596,862.00	10	10.00	29%	2.92	2.92		
Plant Adaptation	Good	Z10 General Requirements	Z1010.1 Consider: Access Contro	1.00	LS	274,752.00	274,752.00	10	10.00	13%	1.35	1.35		
Plant Adaptation	Fair	Z10 General Requirements	Z1010.4 Green Roof	77,788.00	SF	12.22	950,569.36	6	10.00	47%	2.79	4.66		
Plant Adaptation	Good	Z10 General Requirements	Z1010.6 Consider: LEED Investments	1.00	LS	61,244.00	61,244.00	10	10.00	3%	0.30	0.30		
Plant Adaptation	Good	Z10 General Requirements	Z1010.7 Consider: Safety Security	1.00	LS	150,732.00	150,732.00	10	10.00	7%	0.74	0.74		
Plant Adaptation	Good	Z10 General Requirements	Z1010.5 Consider: Haz Mat Investments	1.00	LS	1,000.00	1,000.00	10	10.00	0%	0.00	0.00		
Plant Adaptation	Good	Z10 General Requirements	Z1010.2 Consider: ADA Investments	1.00	LS	5,797.00	5,797.00	10	10.00	0%	0.03	0.03		
Z10 General Requirements							2,040,956.36	66			8.14	10.00	19%	Good

DCPS PCA Property Rollup

Assessment Images for Sharpe Health School Property Images

Primary Image:

Front Elevation



Image 1:

Main entrance with sign directing visitors to main office



Image 2:

Fire panel with area designations



Property Images

Image 2:

Side Elevation



Image 3:

Side Elevation



Image 3:

Two HC car spaces. recommend cross hatching to sidewalk.



Image 4:

Range hood fire suppression system



Property Images

Image 4:

Rear Elevation



Image 5:

pool area with HC accessible lift.



DCPS PCA Property Rollup

Asset Images

B2021 - WINDOWS

Exterior Windows

Windows:

Asset Photo: B2020 Exterior Windows.1



B2032 - SOLID EXTERIOR DOORS

Exterior Doors

Exterior Doors:

Asset Photo: B2030 Exterior Doors.1



Windows:

Asset Photo: B2030 Exterior Doors.1



B3011 - ROOF FINISHES

TPO Roofing system

Asset Images

Roofing:

Asset Photo: B30 Roofing.1



C3024 - FLOORING

Vinyl Tile Floor Finishes

Tile:

Asset Photo: C3020 Floor Finishes Vinyl Tile.1



C3025 - CARPETING

Carpet

Finishes:

Asset Photo: C30 Interior Finishes.1



D2011 - WATER CLOSETS

Floor Mounted Toilets

Asset Images

Toilet:

Asset Photo: D2010 Plumbing Fixtures Toilet.1



D2013 - LAVATORIES

Wall Hung Lavatory Sinks

Sink:

Asset Photo: D2010 Plumbing Fixtures Sink.1



D2022 - HOT WATER SERVICE

Domestic water heater

Water Heater:

Asset Photo: D3020 Water Heater.1



D3021 - BOILERS

Heating Boilers

Asset Images

Boilers:

Asset Photo: D3020 Heat Generation Systems Boilers.1



D3031 - CHILLED WATER SYSTEMS

Water-Cooled Chillers

Chillers:

Asset Photo: D3010 Chillers.1



D3041 - AIR DISTRIBUTION SYSTEMS

Central Air Handling Units

AHU:

Asset Photo: E10 Equipment Air Handling Unit.1



D3044 - HOT WATER DISTRIBUTION

Circulation Pumps

Asset Images

Pumps:

Asset Photo: D3010 Circulation Pumps.1



D3052 - PACKAGE UNITS

Roof Top Package Units

Packaged Unit:

Asset Photo: D3010 Roof Top Package Units.1



D5022 - LIGHTING EQUIPMENT

Building Exterior Light Fixtures

Lighting:

Asset Photo: G2040 Site Development Lighting.1



D5037 - FIRE ALARM SYSTEMS

Fire Alarm Panel

Asset Images

Fire Panel:

Asset Photo: D4090 Other Fire Panel.1



E1093 - FOOD SERVICE EQUIPMENT

Commercial Kitchen Equipment

Refrigerator:

Asset Photo: E10 Kitchen Equipment.1



Freezer:

Asset Photo: E10 Kitchen Equipment.2



G2021 - BASES AND SUB-BASES

Seal Coat and strip Asphalt Pavement

Asset Images

Parking Lot:

Asset Photo: G2020 Parking Lots.1



G2031 - PAVING & SURFACING

Site concrete sidewalks

Walk way:

Asset Photo: G2030 Pedestrian Paving Refinish.1



G2041 - FENCES & GATES

Site Fencing

Fencing:

Asset Photo: G2040 Site Development Fence.1



G2046 - FOUNTAINS, POOLS, & WATERCOURSES

Pool Equipment

Asset Images

Pool Equipment:

Asset Photo: G2040 Site Development Pool Equipment.1

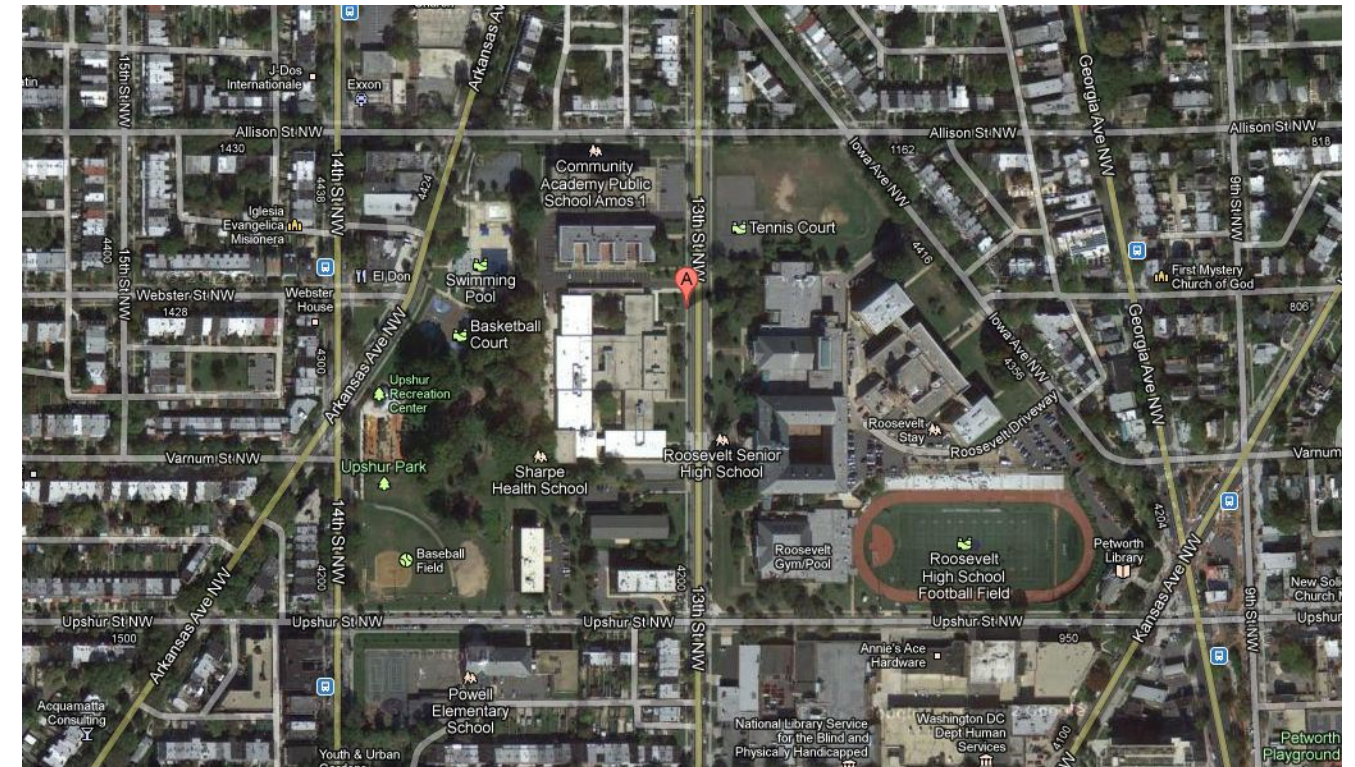
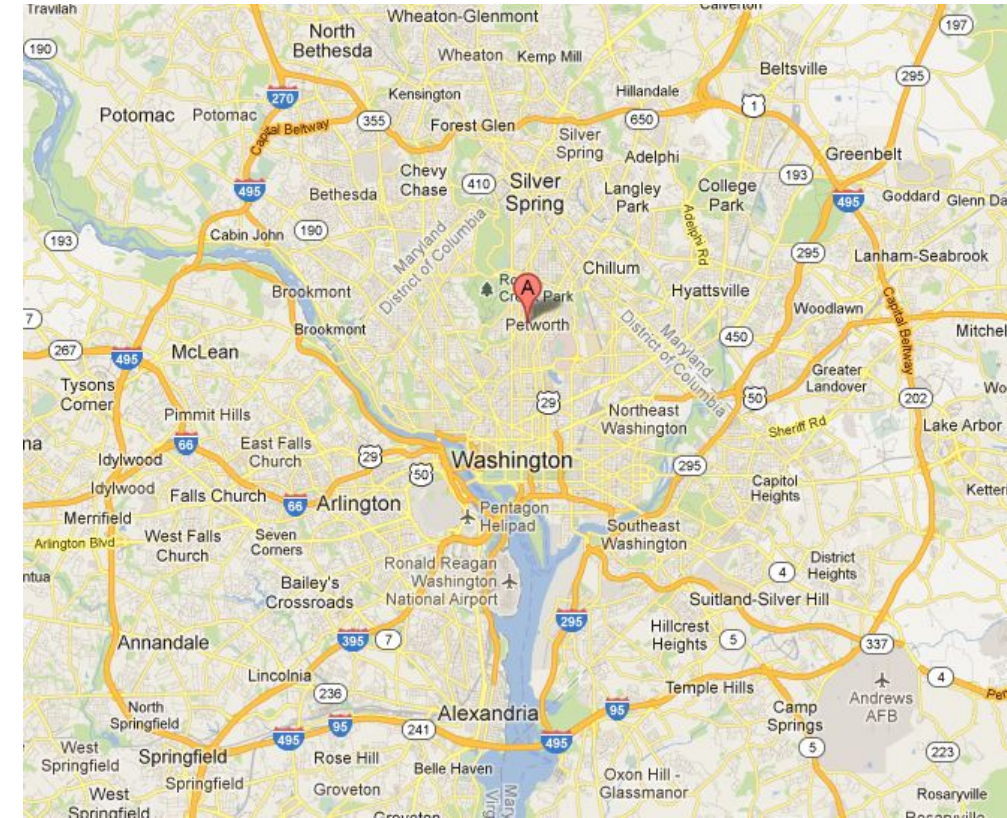


Pool Lift

Lift:

Asset Photo: D1010 Pool Lift.1





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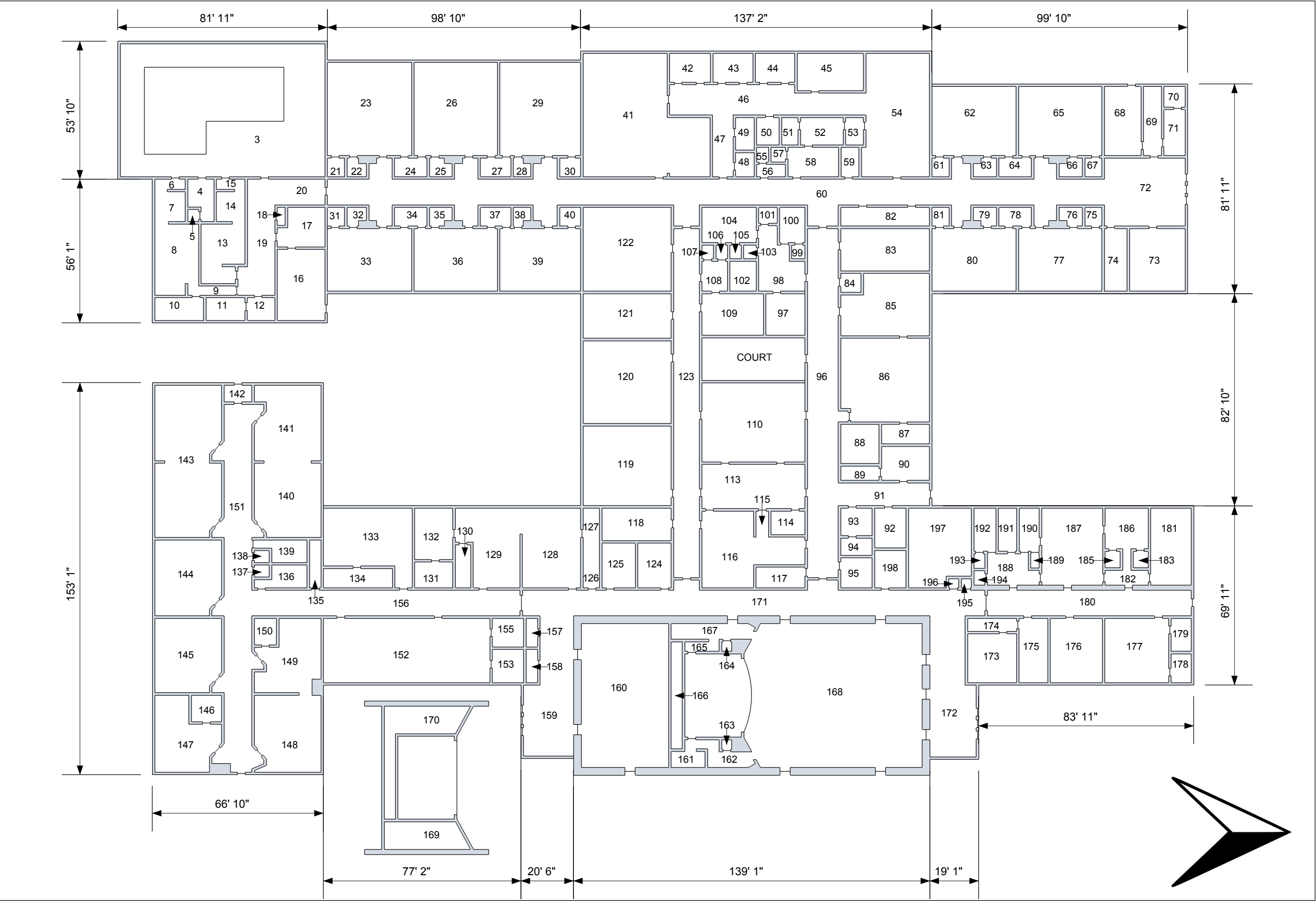
PROJECT
Sharpe
Health School

DC SCHOOL NO.
Ward 4

PREPARED BY
CI - 4tell / EMG

PREPARED BY
4Tell Solutions
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Portland, ME 04101

Sharpe Health School
4300 13th St NW, Washington DC



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General Services

PROJECT
Sharpe
Health School
DC School NO.
Ward 4

ISSUE
12.15.12
PREPARED BY
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1st Floor Sharpe Health School

Room Inventory		Sharpe Health Special Education School			4300 13th Street, N.W. 20011-5692		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
1		Building Services	Boiler Room			2204	58X38
2		Building Services	Stairs			161	7X23
3		Building Services	Swimming Pool			3600	75X48
4		Building Services	Office			128	8X16
5		Building Services	Closet			9	3X3
6		Building Services	Vestibule			44	11X4
7		Building Services	Shower Room			132	11X12
8		Building Services	Locker Room			400	16X25
9		Building Services	Passage			84	4X21
10		Building Services	Flammable/Exterior Storage			No Access	No Access
11		Building Services	Storage Room			110	10X11
12		Building Services	Vestibule			90	10X9
13		Building Services	Toilet/Lockers			32	16X2
14		Building Services	Shower Room			132	11X12
15		Building Services	Vestibule			44	11X4
16		Building Services	Mechanical Room			304	16X19
17		Building Services	Filter Room			266	19X14
18		Building Services	Closet			12	4X3
19		Building Services	Corridor			205	41X5
20		Building Services	Corridor			180	18X10
21		Building Services	Toilet			48	6X8
22		Building Services	Coat Room			56	8X7
23	23	Instruction	Classroom	Special Ed 6		961	31X31
24		Building Services	Toilet			88	11X8
25		Building Services	Coat Room			88	11X8
26		Instruction	Classroom			961	31X31
27		Building Services	Toilet			88	11X8
28		Building Services	Coat Room			56	8X7
29	29	Instruction	Classroom	Special Ed 6		961	31X31
30		Building Services	Toilet			48	6X8
31		Building Services	Toilet			48	6X8
32		Building Services	Coat Room			56	8X7
33	33	Instruction	Classroom	Special Ed 6		736	23X32
34		Building Services	Toilet			88	11X8
35		Building Services	Coat Room			88	11X8
36	36	Instruction	Classroom	Special Ed 6		736	23X32
37		Building Services	Toilet			88	11X8
38		Building Services	Coat Room			56	8X7
39	39	Instruction	Classroom	Special Ed 6		736	23X32
40		Building Services	Toilet			48	6X8
41	41	Auxiliary	Physical Therapy Room	PT/OT		320	20X16

Room Inventory		Sharpe Health Special Education School			4300 13th Street, N.W. 20011-5692		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
42		Auxiliary	Exam Room			160	16X10
43		Auxiliary	Exam Room			160	16X10
44		Auxiliary	Exam Room			160	16X10
45		Administration	Office			288	24X12
46		Building Services	Passage			950	95X10
47		Building Services	Passage			192	24X8
48		Building Services	Storage Room			No Access	No Access
49		Instruction Support	Resource Room			No Access	No Access
50		Building Services	Bathroom			88	11X8
51		Administration	Office			77	7X11
52		Administration	Receptionist Area			176	16X11
53		Auxiliary	Office/Treatment Area			77	7X11
54	54	Auxiliary	Occupational Therapy Room	PT/OT		989	23X43
55		Building Services	Toilet			25	5X5
56		Building Services	Locker Room			40	10X4
57		Building Services	Toilet			30	5X6
58		Building Services	Locker Room			200	10X20
59		Building Services	Storage Room			No Access	No Access
60		Building Services	Corridor			2270	227X10
61		Building Services	Toilet			21	3X7
62	62	Instruction	Classroom	High/MidOther	Bridges Charter - Co-location	713	23X31
63		Building Services	Coat Room			72	9X8
64		Building Services	Toilet			72	9X8
65	65	Instruction	Classroom	High/MidOther	Bridges Charter - Co-location	713	23X31
66		Building Services	Coat Room			64	8X8
67		Building Services	Toilet			56	8X7
68		Building Services	Incinerator Room			360	24X15
69		Building Services	Stairwell			161	7X23
70		Building Services	Toilet/Showers			56	7X8
71		Building Services	Office			120	15X8
72		Building Services	Lobby			690	30X23
73	73	Building Services	Storage Room	High/MidOther	Bridges Charter - Co-location	576	24X24
74		Building Services	Closet			168	24X7

Room Inventory

Sharpe Health School

ISSUE

12.15.12

PREPARED BY

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PROJECT

Sharpe Health School

DC School NO.

Ward 4

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Room Inventory		Sharpe Health Special Education School			4300 13th Street, N.W. 20011-5692		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
75		Building Services	Toilet			56	8X7
76		Building Services	Coat Room			64	8X8
77	77	Instruction	Classroom	High/MidOther	Bridges Charter - Co-location	713	23X31
78		Building Services	Toilet			72	9X8
79		Building Services	Coat Room			72	9X8
80	80	Instruction	Classroom	High/MidOther	Bridges Charter - Co-location	713	23X31
81		Building Services	Toilet			56	8X7
82		Building Services	Storage Room			224	32X7
83		Building Services	Storage Room			480	32X15
84		Building Services	Custodian Closet			30	5X6
85		Instruction	Classroom			704	32X22
86	86	Instruction	Kindergarten	Special Ed 6		682	31X32
87		Building Services	Toilet				
88		Building Services	Storage Room			210	15X14
89		Building Services	Toilet			128	8X16
90		Building Services	Teachers Lounge			204	12X17
91		Building Services	Corridor			320	32X10
92		Building Services	Storage			216	18X12
93		Building Services	Locker Room			144	12X12
94		Building Services	Toilet/Showers			66	6X11
95		Building Services	Toilet			144	12X12
96		Building Services	Corridor			140	14X10
97		Auxiliary	Office			285	15X19
98		Auxiliary	Health Suite			400	20X20
99		Building Services	Toilet			40	8X5
100		Building Services	Bathroom			110	10X11
101		Building Services	Toilet			40	5X8
102		Auxiliary	Exam Room			130	10X13
103		Auxiliary	Lab Room			30	5X6
104		Auxiliary	Rest Area			210	21X10
105		Building Services	Closet			No Access	No Access
106		Building Services	Toilet			25	5X5
107		Auxiliary	Laboratory			20	4X5
108		Auxiliary	Work Room			140	14X10
109		Auxiliary	Dental Lab			280	20X14
110		Auxiliary	Cafeteria			1218	29X42
111		Building Services	Custodian Closet			36	4X9
112		Auxiliary	Office			18	3X6

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113		Building Services	Kitchen			738	41X18
114		Building Services	Storage			126	9X14
115		Building Services	Passage			40	5X8
116		Building Services	Teachers Dining Room			252	21X12
117		Building Services	Storage Room			120	20X6
118		Building Services	Storage Room			320	32X10
119	119	Instruction Support	Computer Lab	High/MidOther	Comp Lab	992	31X32
120		Instruction	Classroom			992	31X32
121		Auxiliary	Speech Room			495	33X15
122		Building Services	General Storage			960	32X30
123		Building Services	Corridor			1400	140X10
124		Building Services	Toilet/Showers			200	20X10
125		Building Services	Toilet/Showers			220	20X11
126		Building Services	Custodian Closet			35	7X5
127		Building Services	Storage Room			100	20X5
128	128	Instruction	Classroom	High/MidOther	Art and Music	672	21X32
129	128	Instruction	Classroom	High/MidOther	Art and Music	544	32X17
130		Building Services	Storage Room			128	16X8
131		Administration	Office			160	10X16
132		Instruction Support	Drivers Education Lab			390	15X26
133	133	Instruction Support	Science Lab	Special Ed 6		768	32X24
134		Building Services	Storage Room			200	20X10
135		Building Services	Storage Room			No Access	No Access
136		Building Services	Toilet			171	19X9
137		Building Services	Custodian Closet			25	5X5
138		Building Services	Toilet			25	5X5
139		Building Services	Toilet			323	17X19
140	210	Instruction	Classroom	Special Ed 6		728	26X28
141	212	Instruction	Classroom	Special Ed 6		728	26X28
142		Building Services	Vestibule			70	7X10
143		Auxiliary	Library			1456	56X26
144	216	Instruction	Classroom	Special Ed 6		520	26X20
145	215	Instruction	Classroom	Special Ed 6		520	26X20
146		Building Services	Dark Room			100	10X10
147	214	Building Services	Print Shop	Special Ed 6		756	28X27
148	211	Instruction	Classroom	Special Ed 6		756	28X27
149	209	Instruction	Classroom	Special Ed 6		728	26X28
150		Building Services	Storage Room			35	5X7

Room Inventory
Sharpe
Health School

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Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
151		Building Services	Corridor			1020	102X10
152	152	Instruction Support	Home Economics Lab	High/MidOther1	Life Skills Lab	1302	62X21
153		Instruction Support	Fitting Room			144	12X12
154		Building Services	Closet			10	5X2
155		Building Services	Storage Room			144	12X12
156		Building Services	Corridor				
157		Building Services	Storage Room			50	5X10
158		Building Services	Storage Room			50	5X10
159		Building Services	Lobby			624	52X12
160		Auxiliary	Gymnasium			1500	30X50
161		Building Services	Landing w/Stairs			120	12X10
162		Building Services	Vestibule			72	12X6
163		Building Services	Closet			20	4X5
164		Building Services	Closet			20	4X5
165		Building Services	Landing w/Stairs			56	14X4
166		Building Services	Ramp			315	5X63
167		Building Services	Vestibule			180	30X6
168		Auxiliary	Auditorium			4335	85X51
169		Building Services	Mechanical Room			360	12X30
170		Building Services	Mechanical Room			444	12X37
171		Building Services	Corridor			1720	172X10
172		Building Services	Lobby			676	13X52
173		Administration	Office			289	17X17
174		Building Services	Passage/Storage Area			90	18X5
175		Administration	Office			242	22X11
176		Instruction	Classroom			460	23X20
177		Instruction	Classroom			552	23X24
178		Building Services	Toilet			80	8X10
179		Building Services	Toilet			80	8X10
180		Building Services	Corridor			150	15X10
181		Building Services	Conference Room			512	32X16
182		Building Services	Passage			128	16X8
183		Building Services	Toilet			30	6X5
184		Building Services	Passage			35	7X5
185		Building Services	Closet			30	6X5
186		Administration	Office			272	16X17
187		Building Services	Main Office			720	30X24
188		Auxiliary	Waiting Room			240	20X12
189		Building Services	Closet			30	6X5
190		Administration	Office			136	8X17
191		Administration	Office			136	8X17

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192		Administration	Office			136	8X17
193		Building Services	Closet			30	6X5
194		Building Services	Closet			30	6X5
195		Building Services	Telephone Booth			9	3X3
196		Building Services	Closet			9	3X3
197		Auxiliary	Book Room			713	31X23
198		Building Services	Toilet			144	12X12
199		Building Services	Pipe Tunnel			Annex Not DCPS	Annex Not DCPS
200		Building Services	Storage Room			Annex Not DCPS	Annex Not DCPS
201		Building Services	Pipe Tunnel			Annex Not DCPS	Annex Not DCPS
202		Building Services	Old Coal Storage Room			Annex Not DCPS	Annex Not DCPS
203		Building Services	Mechanical Room			Annex Not DCPS	Annex Not DCPS
204		Building Services	Office			Annex Not DCPS	Annex Not DCPS
205		Building Services	Toilet			Annex Not DCPS	Annex Not DCPS
206		Building Services	Closet			Annex Not DCPS	Annex Not DCPS
207		Building Services	Closet			Annex Not DCPS	Annex Not DCPS
208		Building Services	Storage Room			Annex Not DCPS	Annex Not DCPS
209		Building Services	Passage w/Steps			Annex Not DCPS	Annex Not DCPS
210		Building Services	Passage			Annex Not DCPS	Annex Not DCPS
211		Building Services	Stairs			Annex Not DCPS	Annex Not DCPS
212		Building Services	Toilet			Annex Not DCPS	Annex Not DCPS
213		Building Services	Pipe Tunnel			Annex Not DCPS	Annex Not DCPS
214		Instruction	Classroom			Annex Not DCPS	Annex Not DCPS
215		Instruction	Classroom			Annex Not DCPS	Annex Not DCPS
216		Building Services	Corridor			Annex Not DCPS	Annex Not DCPS
217		Building Services	Vestibule			Annex Not DCPS	Annex Not DCPS
218		Instruction	Classroom			Annex Not DCPS	Annex Not DCPS

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219		Building Services	Toilet			Annex Not DCPS	Annex Not DCPS
220		Building Services	Dryer/Shower			Annex Not DCPS	Annex Not DCPS
221		Building Services	Dryer/Shower			Annex Not DCPS	Annex Not DCPS
222		Building Services	Vestibule			Annex Not DCPS	Annex Not DCPS
223		Building Services	Storage Room			Annex Not DCPS	Annex Not DCPS
224		Building Services	Kitchen			Annex Not DCPS	Annex Not DCPS
225		Instruction	Classroom			Annex Not DCPS	Annex Not DCPS
226		Administration	Office			Annex Not DCPS	Annex Not DCPS
227		Building Services	Closet			Annex Not DCPS	Annex Not DCPS
228		Administration	Office			Annex Not DCPS	Annex Not DCPS
229		Building Services	Passage/Coat Room			Annex Not DCPS	Annex Not DCPS
230		Building Services	Toilet			Annex Not DCPS	Annex Not DCPS
231		Administration	Outer Office			Annex Not DCPS	Annex Not DCPS
232		Administration	Office			Annex Not DCPS	Annex Not DCPS
233		Building Services	Closet			Annex Not DCPS	Annex Not DCPS
234		Administration	Office			Annex Not DCPS	Annex Not DCPS
235		Building Services	Stairs			Annex Not DCPS	Annex Not DCPS
236		Building Services	Toilet			Annex Not DCPS	Annex Not DCPS
237		Building Services	Storage Room			Annex Not DCPS	Annex Not DCPS
238		Instruction	Classroom			Annex Not DCPS	Annex Not DCPS
239		Building Services	Vestibule			Annex Not DCPS	Annex Not DCPS
240		instruction	Classroom			Annex Not DCPS	Annex Not DCPS
241		Instruction	Classroom			Annex Not DCPS	Annex Not DCPS
242		Building Services	Corridor			Annex Not DCPS	Annex Not DCPS

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243		Building Services	Coat Room			Annex Not DCPS	Annex Not DCPS
244		Building Services	Vestibule			Annex Not DCPS	Annex Not DCPS
245		Building Services	Coat Room			Annex Not DCPS	Annex Not DCPS
246		instruction	Classroom			Annex Not DCPS	Annex Not DCPS
247		Instruction	Classroom			Annex Not DCPS	Annex Not DCPS
248		Building Services	Closet			Annex Not DCPS	Annex Not DCPS
249		Building Services	Vault			Annex Not DCPS	Annex Not DCPS
250		Building Services	Storage Room			Annex Not DCPS	Annex Not DCPS
251		Building Services	Coat Room			Annex Not DCPS	Annex Not DCPS
252		Instruction	Classroom			Annex Not DCPS	Annex Not DCPS
253		Instruction	Classroom			Annex Not DCPS	Annex Not DCPS
254		Building Services	Vestibule			Annex Not DCPS	Annex Not DCPS
255		Building Services	Coat Room/Lockers			Annex Not DCPS	Annex Not DCPS
256		Building Services	Corridor			Annex Not DCPS	Annex Not DCPS
257		Building Services	Storage Room			Annex Not DCPS	Annex Not DCPS
258		Building Services	Kitchenette			Annex Not DCPS	Annex Not DCPS
259		Building Services	Toilet			Annex Not DCPS	Annex Not DCPS
260		Building Services	Hot Water Heater			Annex Not DCPS	Annex Not DCPS
261		Instruction	Classroom			Annex Not DCPS	Annex Not DCPS
262		Building Services	Storage Room			Annex Not DCPS	Annex Not DCPS
263		Building Services	Passage			Annex Not DCPS	Annex Not DCPS
264		Instruction	Classroom			Annex Not DCPS	Annex Not DCPS
265		Building Services	Toilet			Annex Not DCPS	Annex Not DCPS
266		Building Services	Heater Room			Annex Not DCPS	Annex Not DCPS

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267		Building Services	Storage Room			Annex Not DCPS	Annex Not DCPS
Approximate Gross Square Footage						82374	
[NOTE 1] Source - Government of DC - Office of Public Education Facility Modernization - Recommendation to Revise Official Building Capacity							



- Drinking Fountain
- Sinks
- Radiators and Univents
- Lockers
- Chank Boards and Smart Boards
- Cabinets
- New Walls
- Sliding or Folding Wall
- Removed Wall

Fixture Diagrams Sharpe Health School

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